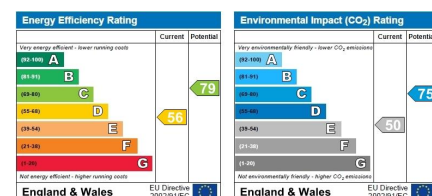




**535 Trewyddfa Road,
Morrison, Swansea SA6 7QJ**

Offers in the region of £159,950

**Detached Bungalow
Generous Rear Garden
Far Reaching Views
EER D56**



KJ/DT/67027/120619

DESCRIPTION

An opportunity to acquire this traditional detached bungalow with a beautifully presented garden situated in the popular location in Morriston.

The property enjoys ease of access to amenities including local schools, Morfa Shopping Centre and Swansea City Centre. This well presented home benefits from gas central heating system, double-glazing, off road parking and lovely views to the front aspect which can be enjoyed from the ample patio garden to the front.

ACCOMMODATION

Enter via double glazed door into:

RECEPTION ROOM / DINING ROOM

11'8 x 9'7 (3.56m x 2.92m)

Double glazed window into conservatory, radiator, ceiling coving, laminate flooring, door to:

ENTRANCE LOBBY

Door to:

LOUNGE / BEDROOM 1

12'1 x 11'9 (3.68m x 3.58m)

Double glazed box bay window to front, coved ceiling, radiator, laminate flooring.

BEDROOM 2

11'8 x 10'1 (3.56m x 3.07m)

Double glazed box window to front, coved ceiling, radiator, laminate flooring.

KITCHEN

11'8 x 9'7 (3.56m x 2.92m)

Double glazed window to side, double glazed window to rear. Fitted with a range of wall and base units with roll top work surfaces over, space for gas cooker with extractor over, space for washing machine, part tiled walls, stainless steel sink with drainer, radiator, loft access.

CONSERVATORY

11'5 x 7'4 (3.48m x 2.24m)

Double glazed windows to two sides, double glazed door to rear, radiator, laminate flooring.

SHOWER ROOM

Obscure double glazed window to side, tiled walls, low level WC, vanity wash hand basin, shower cubicle with built-in radio.

EXTERNALLY

To the front there is a raised patio garden with mature shrubs and trees, steps provide access to the front and side. Off road parking to

the front. To the rear there is a generous sized garden perfect for outdoor entertaining with a patio, a large area which is laid to lawn with mature trees and shrubs. A **GREENHOUSE** and **SHEDS**.

SERVICES

We are advised mains services are connected.

NEW ROOM

NEW ROOM

VIEWING

By appointment with the selling Agents on 01792 311910 or e-mail morriston@johnfrancis.co.uk

OUR OFFICE HOURS

Monday to Friday

9:00am to 5:30pm

Saturday 9:00am to 4:00pm

TENURE

We are advised that the property is Freehold

GENERAL NOTE

Please note that all floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed on these details have not been tested.

DIRECTIONS

From the traffic lights at Morriston Cross, proceed along Pentrepoeth Road. At the mini-roundabout, turn right into Vicarage Road and left down the one way road at Vicarage Road. Turn left by the school and take the right-hand turning onto Trewyddfa Road. Continue along where the property will be located on the right-hand side.